Karen Johnson Davidson County
Batch# 275623 AFFIDAVIT
08/23/2019 09:02:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190823-0084864

This Instrument Prepared By/Return To:
John G. Mitchell, III
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Map/Parcel 149-04-016200, 149-04-024900 & 149-04-02500

Comes now, Sheri Morgan, whose address is 1535 W. Northfield Blvd., Unit 16, Murfreesboro, Tennessee, and would state as follows:

Recorded in Instrument No. 20151211-0124937, in the Register's Office of Davidson County, Tennessee, is a Warranty Deed dated December 7, 2015, conveying property from Harry A Green, Unmarried to Tammy Maher, Unmarried, of the Register's Office of Davidson County, Tennessee. Further corrected by Scrivener's Affidavit of record in Instrument No. 20190815-0081549, of said Register's Office.

The legal description for Tract No. 3 listed on said Warranty Deed currently reads as follows:

Being a portion of Parcel A, Edge-O-Lake Subdivision, Section 7, Book 3700, Page 79; Map 149-4/Parcel 165, of the Tax Assessors Division and same as shown by record in Book 4599, page 840, of the Register's Office for Davidson County, Tennessee, and said parcel itself in Part 2, fully described as follows:

Beginning at the southeast corner of the Grantee's property; being the common corner of the Grantee's and Will Clerk's property as shown on Tax Assessor's Map dated June 1, 1980; thence continuing south 39 degrees 00' east with said division line 44.45 feet to the rear line of the original subdivision; thence south 34 degrees 36' 58" west along said boundary line 87.33 feet to a concrete marker; thence north 2 degrees 51' 14" east 70.50 feet to a concrete marker in the rear of the Grantee's property. This point being a break in the rear line of the Grantee's property which

The purpose of this Scrivener's Affidavit is to attest and affirm that the legal description for Tract No. 3 on said Warranty Deed was erroneously typed and should read as follows:

Being a portion of Parcel A, Edge-O-Lake Subdivision, Section 7, Book 3700, Page 79; Map 149-4/Parcel 165, of the Tax Assessors Division and same as shown by record in Book 4599, page 840, of the Register's Office for Davidson County, Tennessee, and said parcel itself in Part 2, fully described as follows:

Beginning at the southeast corner of the Grantee's property; being the common corner of the Grantee's and Will Clerk's property as shown on Tax Assessor's Map dated June 1, 1980; thence continuing south 39 degrees 00' east with said division line 44.45 feet to the rear line of the original subdivision; thence south 34 degrees 36' 58" west along said boundary line 87.33 feet to a concrete marker; thence north 2 degrees 51' 14" east 70.50 feet to a concrete marker in the rear of the Grantee's property. This point being a break in the rear line of the Grantee's property which lies in the middle of a public utility easement. Thence north 26 degrees 14' 48" east 40.25 feet to the point of beginning containing .056 acres, more or less.

FURTHER AFFIANT SAITH NOT.

EXECUTED this 22nd day of August, 2019.

Sheri Morgan

Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for the said county and state, the within named Affiant, Sheri Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at office in Murfreesboro, Tennessee, this 22 day of August, 2019.

Lindsay W. Walker
NOTARY PUBLIC My Commission Expires 4/18/21

